

CARMEL CLAY TECHNICAL ADVISORY COMMITTEE MINUTES

March 16, 2005

REPRESENTING THE CITY OF CARMEL:

Dobosiewicz, Jon / Planning & Zoning	
Brewer, Scott / Environmental Planner	
Conn, Angie / Planning & Zoning	
Duncan, Gary / Engineering	
Griffin, Matt / Planning & Zoning	
Hoyes, Greg / County Surveyor's	* Akers, Bill
Hoyt, Gary / Fire Marshal	* Blanchard, Jim
Redden, Nick / Engineering	* Farrand, Ron
Shupperd, Chuck / Vectren Energy	* Feltner, Candy
	* Gajownick, Brooke
	* Wood, Mark

- * Via e-mail: Bill Akers, 911 Communications
- * Via e-mail: Jim Blanchard, Building & Code Enforcement,
- * Via e-mail: Ron Farrand, Carmel Clay Schools
- * Via e-mail: Candy Feltner, Clay Regional
- * Via e-mail: Brooke Gajownick, Hamilton County 911 Address Coordinator
- * Via e-mail: Mark Wood, Panhandle Eastern Pipeline Company "NO CONFLICTS"

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**Docket No. 05020020 PP: Overbrooke Farms - Primary Plat
(formerly Bear Creek Meadows)**

Filed by Dave Barnes of Weihe Engineers for WTFOT, LLC

Representing the petitioner:

Jerry Huston, HUSTON HOMES

Dave Barnes, WEIHE ENGINEERS

David Morton, DAVID MORTON BUILDERS

The Applicant seeks to plat a residential subdivision of 97 lots on 79.16 acres±. The site is located northwest of 141st Street and Shelborne Road. The site is zoned S1/Residential.

- Barnes: This will be served by Clay Regional Waste District, Carmel Utilities, Hamilton County Storm. We have made some street layout design changes and the Landscape Plan has been submitted.
- Hoyes: Sent you a letter D.Barnes. We will need a study on Bear Creek. No planting in easements.
- Dobosiewicz: Please forward a Landscape Plan to the Surveyor's Office.
- Griffin: No additional comments.
- Hunter: We have a pole on 141st Street, which is a transmission line if there is a conflict with a/cell-d/cell lane it will be moved at your cost.
- Duncan: Mailed letter to you D. Barnes. Looks good. Issue to address is the Passing Blister on 141st Street does this line up with the future connection to the south?
- Barnes: Not sure.
- Dobosiewicz: It does not line up.
- Duncan: Can we get together on this? We will want a Passing Blister.
- Dobosiewicz: Can you pull it over to the west instead of centered? You will need to approach the owners to the east of your site or the people across the street to pick that up.
- Hoyt: I sent D. Barnes a letter. Hydrant layouts and markers look fine. Is this project accessed from 146th?
- Barnes: Eventually.
- McBride: Sent letter no further comments.
- Brewer: I did get Landscape Plan I will get you an email with comments. You do not show a Plant Schedule or plant material labeling on the plan or Tree Protection Details. There may be conflicts with drainage easements on the perimeter buffering. Plants need to be planted on the perimeter of the property. I will be interested to see how this change improves natural resource preservation along the creek and if the woods will remain along the creek. Is this a Legal Drain?
- Hoyes: It will be.
- Brewer: Is this a ROSO?
- Barnes: Yes.
- Brewer: need an Open Space Plan and possibly a Street Tree Layout. Common area in the middle has no access for maintenance, it will need access.
- Dobosiewicz: Make revisions on the Primary Plat to address the access on 146th Street regarding design. Landscaping needs to be addressed before the Plan Commission date. Are you meeting the perimeter requirements?
- Brewer: We need to see details before I can answer that. Supply us with a Photographic Report of what is being saved.
- Akers: Send ten (10) or more street names in case some are not approved.
**What development does stub to east run into?

- Blanchard: Are there any structures that will be removed? If so, how many? No earth moving to take place until a Demolition Permit is on file. Are there any abandoned wells, septic tanks, or fuel tanks? If so-no earth moving to take place until a Demolition Permit is on file and/or Morris Hensley has been contacted. (571-2673) Building will be required to give elevations on the Plot Plans indicating that the lowest opening in any basements will be above the 100-year lake elevation. Will there be a Construction Trailer, Model Home, and/or Temporary Sales Office? If so, it will need a Temporary Use Permit. Applications are in the office of Building and Code Enforcement on the 1st floor of City Hall. All lots will need to be identified before we can issue any permits. This can be lot number on and/or a sign on the lot itself.
- Feltner: Sanitary Sewer Construction Plans have been submitted for review to the District's Engineers. The District has received plans. Possible Agreement for Construction of the Interceptor that will serve this location will need to be completed. District Project Application needs to be completed and sent to the District. An IDEM Construction Permit will be needed. All IDEM submittal information should be provided following the District's Plan Review along with plans if revisions have been requested.
- Gajownik: No street or subdivision names have been received. Please contact Bill Akers to work out a list and fill out the approval forms for submission to the 911 Address Coordinator.

...END...

Docket No. 05020019 PP: Murphy Hall
Docket No. 05020022 SW: SCO 6.03.19(4) – Access to Arterials
 Filed by Jim Shinaver for Estridge Development Co.

Representing the Petitioner:

Jim Shinaver, NELSON AND FRANKENBERGER
 Court Crosby, SCHNEIDER CORPORATION
 Lori North, ESTRIDGE

The Applicant seeks to plat 82 lots on 55.327 acres and seeks the following Subdivision Waiver and to reduce the 200 foot buffer area to 40 feet. The site is located at the NW corner of West 141st Street and Towne Road. The site is zoned S1 Residential – Very Low intensity.

- Hoyes: I faxed C. Crosby a letter. This is a Regulated Drain Subdivision there is an existing Regulated Drain through the site. Do not show the building pads on the plan. Appears you are keeping the landscaping out of the easements.
- Griffin: I forwarded a letter to J. Shinaver and L. North. Turn the wall caps at the ends. Tie in the southwest corner with the entrance, southeast corner at 146th Street, and again where you intend to buffer or screen off of Towne Road. Issue with the cul-de-sac you show them at thirty feet (30') you could reduce that.
- Duncan: I believe no less than twenty-six feet (26') if it is reduced.
- Dobosiewicz: We need to sit down and see what design alternative is available.
- Hunter: We have poles/ transmission lines at the entrance of 141st Street and Towne Road.
- Duncan: We are now requesting detention of fully developed Thoroughfare Plan right-of-way be accommodated in the onsite detention system also, the removal of common areas I & G from the right-of-way.
- Dobosiewicz: You want to see islands instead of common area?
- Duncan: Yes.

Hoyt: I sent C. Crosby a letter. We would like to request a Knox-box for the amenity building. The CFD would like to see Hydrant Markers perpendicular to the hydrants and in the center of the road.

McBride: Not our jurisdiction.

Brewer: A couple of issues, the first one is the plant pallet is too low. Need Graphic Planting Detail on the plans. Buffer yard requirements need a compliance chart for Level "B". Need street trees added to the entrance and throughout the subdivision. Pond areas move trees to the street side. Tree and power line conflicts do not plant where trees will get into the lines especially along Towne Road.

Hunter: Keep in mind that Town Road will be widened and the poles will be moved back into the new right-of-way.

Brewer: No Oaks near power lines. Need separate Open Space Plan delivered.

Dobosiewicz: No plantings along the west corner. Commit to level of plantings along Towne Road within the roundabout during the time we make the improvements. Most of our comments have been addressed. If we have further comments we will get those to you.

Akers: Need approximately eight (8) street names. Stub street that runs to west does that go to another development? Where does the stub to north run?

Feltner: Sanitary Sewer Construction Plans have been submitted for review to the District's Engineers. The District has received plans. District project application needs to be completed and sent to the District. An IDEM Construction Permit will be needed. All IDEM submittal information should be provided following the District's Plan Review along with plans if revisions have been requested.

Gajownik: No street or subdivision names have been received. Please contact Bill Akers to work out a list and fill out the approval forms for submission to the 911 Address Coordinator.

...END...

Docket No. 05020028 PP: Runyon Hall

Docket No. 05020029 SW: 06.03.19 (4) - Access to Arterials

Filed by Jim Shinaver for Estridge Development Company

Representing the Petitioner:

Jim Shinaver, NELSON AND FRANKENBERGER
Court Crosby, SCHNEIDER CORPORATION
Lori North, ESTRIDGE

The Applicant seeks to plat 58 lots on 39.08 acres and seeks the following Subdivision Waiver and to reduce the 200 feet buffer area adjacent to 146th Street to 35 feet. The site is located at 5333 East 146th Street and is zoned S-1 Residential.

North: We will be taking the amenities area out the plans and adding two additional lots for a total of 60 lots with the remaining as green space.

Hoyes: I faxed C. Crosby a letter. This falls in one of our Watersheds we will be looking at the overall site release rate.

Griffin: E-mailed comments, no further.

Hunter: This is Dean Groves' area.

Duncan: I mailed comments. Issue with the cul-de-sacs barring any issues with the width from the CFD we still stand by our request for twenty-six feet (26') minimum.

Dobosiewicz: It appears you can meet that. Can you maintain that line by making the adjustment?

Crosby: Yes.

Dobosiewicz: You are currently showing a twenty feet (20') building setback line but if Lots 10 & 15 were to face the street the front yard could be reduced down to fifteen (15). You can make that up there.

Duncan: I suppose you will want to meet on the realignment of the intersection? We can discuss this at the Murphy Hall meeting. We want to see any common areas moved out of the rights-of-ways.

Dobosiewicz: You will need to submit Consent to Encroach to the Board of Public Works for the wall. We do not want utilities to cross with landscaping.

Hoyt: The CFD is requesting Hydrant Markers added perpendicular to the hydrant in the center of the street.

McBride: We want the water valves behind the curb not in the street. Existing curb cut needs relocating.

Brewer: Perimeter buffering with a chart. Street trees with thoroughfares same as Murphy Hall comments. Need details on tree preservation.

Dobosiewicz: C-104 adjust the stub street to the west to align with Woodfield. Along 146th Street have you been requested to make any other improvements?

Crosby: Close the curb cuts.

Dobosiewicz: This segment is not striped as a dedicated left into the site. At minimum it should be striped. Meet with residents before you get before the Plan Commission.

Akers: Need approximately nine (9) street names, possibly more in case some are not approved. Stub street that runs to west is it connected to another development?

Blanchard: Are there any structures that will be removed, if so, now many? No earth moving to take place until a Demolition Permit is on file. Are there any abandoned wells, septic tanks, or fuel tanks? If so-no earth moving to take place until a Demolition Permit is on file and/or Morris Hensley has been contacted. (571-2673) Demolition Permit Applications may be picked up at the office of Building and Code Enforcement at City Hall on the 1st Floor. Building will be required to give elevations on the Plot Plans indicating that the lowest opening in any basements will be above the 100-year lake elevation. Will there be a Construction Trailer, Model Home, and/or Temporary Sales Office? If so, it will need a Temporary Use Permit. Applications are at the office of Building and Code Enforcement on the 1st floor of City Hall. All lots will need to be identified before we can issue any permits. This can be lot number on and/or a sign on the lot itself

Gajownik: No street or subdivision names have been received. Please contact Bill Akers to work out a list and fill out the approval forms for submission to the 911 Address Coordinator.

...END...

Docket No. 05020024 PP: Pine Creek- Primary Plat & Subdivision Waivers

05020025 SW	SCO Chapter 6.03.20	private street
05020026 SW	SCO Chapter 6.03.07	cul-de-sac length
05020027 SW	SCO Chapter 6.03.03	street alignment/stub streets

Filed by Rodney Kelly of Roger Ward Engineering for Bear Lake Trading Co.

Representing the Petitioner:

Matt Maple, ROGER WARD ENGINEERING
 Bill Tait, BEAR LAKE
 Elizabeth Williams, CLARK QUINN
 Rod Kelly, ROGER WARD ENGINEERING

The Applicant seeks to plat a residential subdivision of 5 lots on 10.25 acres± and seeks the following Subdivision Waivers. The site is located northeast of 116th Street and Hoover Road. The site is zoned S1/Residential.

McBride: Not our jurisdiction.

Maple: The only issue on the site is the relocation of a stream for the individual lots.

Hoyes: I faxed you a letter M. Maple. This creek is a main tributary and not a Regulated Drain. You will need approvals from the Corp of Engineers, IDEM and the DNR. We will need proof of those contacts when you receive it.

Dobosiewicz: What about the approvals in hand before the Primary Plat is approved?

Hoyes: Surveyor's Office will not give approval until we see those other approvals.

Dobosiewicz: This is a critical part of this layout.

Duncan: City Engineers will not move forward on this until all those approvals are gotten.

Dobosiewicz: J. South of County Soil and Water comments parallel the Surveyor's Office. Do you have plans showing the relocation and construction of the creek?

Maple: No, the Corp of Engineers is doing that.

Hoyes: We will require a study on the 100-year elevation.

Dobosiewicz: Is this identified on the FEMA Map?

Duncan: No.

Hoyes: You say you talked with DNR? I talked with DNR on this project and they are unfamiliar with your request. County standard is anything over five (5) lots/acres requires detention. Minimum floor elevations need to be two feet (2') above the stream study. County Health Department has reservations about the septic systems.

Griffin: Sent a letter to you, no additional.

Dobosiewicz: Will this become a Regulated Drain?

Hoyes: Eventually.

Hunter: IPL's jurisdiction.

Duncan: Sent you comments. We are recommending you construct the streets to City standards. We are asking for improvements on 116th Street. We will require detention. Our biggest concern is the location of the drive and alignment of the road. I have requested an analysis for safe stopping distance on 116th Street. We can continue that discussion once that data is received.

Hoyt: I sent a letter to M. Maple. Gated community will require SOS devise and Knox key-switch. No amenity building. We are asking for an additional Fire Hydrant in the area of Lot two. CFD along with DOCS requesting Hydrant Markers to be placed perpendicular with hydrant and centered in the road.

Dobosiewicz: You show no detailing on the private street/gating. I am certain that the Plan Commission will not be in support of your request without the addition of some type of turnaround at the gate. If you do not want to meet the City's standards then you will need to file for another Waiver. Need sidewalk out to 116th Street.

Brewer: I will have more comments later.

Dobosiewicz: No additional comments but meet all these issues before you get before the Plan Commission.

Akers: Will submit street name for approval and advise you of approvals.

Blanchard: How many structures will be removed? If so, no earth moving to take place until a Demolition Permit is on file. Are there any abandoned wells, septic tanks, or fuel tanks? Is so, no earth moving to take place until a Demolition Permit is on file and/or Morris Hensley has been contacted. (571-2673). Demolition Permit Applications may be picked up @ the office of Building & Code Enforcement at City Hall, on the 1st Floor. Is the subdivision open to all builders? (If the subdivision is one building, please contact Jim Blanchard regarding the Master-Permitting Program). Who will the primary builders be?

What is the approximate size/cost of the homes to be built? Will there be a Construction Trailer, Model Home and/or Temporary Sales Office? If so, will need Temporary Use Application. (Pick up application at the Division of Building and Code Enforcement at City Hall on the 1st floor.) All lots will need to be identified before we can issue any permits. This can be lot numbers on curb, or a sign on the lot itself. Builders on lots around the proposed pond will be required to give elevations on plot/site plan that the lowest opening in basement will be above the 100-year lake elevation.

Farrand: Based on the street layout shown, school bus service will be limited to pick-up and drop-off at the entrance to the development at 116th Street and Pine Creek Road. The School Corporation's 66 and 84 passenger school bus will not enter the development. Adequate sidewalks should be provided such that school age children have a safe path of travel to the bus stop location described above.

Feltner: Sanitary Sewer Construction Plans need to be submitted for review to the District's Engineers. The District has received plans. District Project Application needs to be completed and sent to the District. An IDEM Construction Permit will be needed. All IDEM submittal information should be provided following the District's Plan Review along with plans if revisions have been requested.

Gajownik: No street or subdivision names have been received. Please contact Bill Akers to work out a list and fill out the approval forms for submission to the 911 Address Coordinator.

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Docket No. 05020033 DP/ADLS:
Riverview Medical Park, Lot 3 - Fifth Third Bank
Filed by Traci Preble of GPD Associates.

Representing the Petitioner
Tracy Preble, GPD ASSOCIATES

The Applicant proposes to construct a building with parking and landscaping. The site is located at the southeast corner of 146th Street and Hazel Dell Parkway. The site is zoned PUD/Planned Unit Development.

Hoyes: Outlet Permit required.
Griffin: Send letter no further comments.
Hunter: This is Dean Groves' area. Please send him CAD & loading. What is your start date?
Sterling: Finished by the end of the year.
Duncan: We did not see any regional detention, which is good. We will not allow pipe connection onto Hazel Dell you will want all storm to flow towards the pond.
Hoyt: Sprinkled?
Preble: No, we are under the BTU/HVAC and storage for square feet.
Hoyt: Like to see a Knox-box added. Please submit a Site Plan.
McBride: Sent you a letter last week no further comments.
Brewer: Please show Graphic Planting Detail and Tree Preservation Details on plans. We would like to see more plantings on the east side.
Dobosiewicz: Can you plant screening in the area labeled "future parking"?
Brewer: Get me your e-mail address.
Dobosiewicz: No further comments.
Preble: When do I file for the ILP?
Dobosiewicz: After you get through the Plan Commission.

Akers: Address has been assigned contact me for that information.
Blanchard: How many structures will be removed? If so, no earth moving to take place until a Demolition Permit is on file. Are there any abandoned wells, septic tanks, or fuel tanks? Is so, no earth moving to take place until a Demolition Permit is on file and/or Morris Hensley has been contacted. (571-2673). Demolition Permit Applications may be picked up @ the office of Building & Code Enforcement at City Hall, on the 1st Floor. A pre-submittal meeting will be required. No Building Permit will be issued before the pre-submittal meeting. You may get a copy of the Pre-submittal Checklist and Commercial Procedures on our web site. Make sure you have all agencies approvals prior to contacting Sarah Lillard for your pre-submittal meeting. After your pre-submittal meeting it is normally 10 days before your company will be issued a permit. Please contact Jim Blanchard 571-2450 for any additional comments or concerns in regards for the project.

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Docket No. 05020034 DP/ADLS: Carmel Townhomes
Docket No. 05020035 SW: 20G 5.1 (F)(4) - Building Width
Filed by Kenny Windler of Ryland Homes

Representing the petitioner:
Janet Sterling, SCHNEIDER CORPORATION
Terry Hebert, RYLAND
Chris Werth, PRODIGY

The Applicant seeks to create 56 single family attached units on 4.4 acres and seeks the following Subdivision Waiver and to reduce the required unit width from 22 feet to 20 feet. The site is located at 1335 West Main Street and is zoned OM.

Hoyes: No comments.
Griffin: Sent you a letter, no further comments.
Sterling: M. Griffin the question regarding stubbing to Grande Boulevard we wanted a turnaround into Alexandria we have the design for the storm and will provide right-of-way. The six feet (6') between buildings I am trying to envision three-story buildings, six feet (6') apart with a walk?
Griffin: We will handle that administratively. We have another code issue with the three (3) to five (5) feet setback on the doors.
Sterling: The units do not work that way we will have to ask for...(interruption)
Dobosiewicz: ...if you add the brick where we are asking to add brick then we will support your request for a reduction.
Sterling: Okay. Our lighting plan is "dusk to dawn".
Hunter: This is Dean Groves' area he will need an Auto-cad. What is your construction date?
Werth: June.
Duncan: We mailed comments. I would like to have a separate meeting later about my letter. On-street parking on the east/west road in Alexandria I wanted to get the comments of DOCS on your situation. What is your overall plan for this?
Sterling: We do not need it.
Dobosiewicz: Alexandria was doing it for additional spaces and esthetics
Hoyt: No amenity, not sprinkled, no basement, no gate, and no street side parking?
Sterling: That is correct.

- Brewer: Suggest changes in your species from Campestrree to Acergirrila. Would like to see you add street trees along this drive as well as the east side of Terrace Drive.
- Dobosiewicz: I would screen for headlights. Need additional Waivers made. We need to know the commitment amount to build Grande Boulevard.
- Akers: Street names required and will have to meet with Address Committee on this project to discuss address scheme.
- Blanchard: Are there any structures that will be removed? If so, no earth moving to take place until a Demolition Permit is on file. Are there any abandoned wells, septic tanks, or fuel tanks? Is so, no earth moving to take place until a Demolition Permit is on file and/or Morris Hensley has been contacted. (571-2673). Demolition Permit Applications may be picked up @ the office of Building & Code Enforcement at City Hall, on the 1st Floor. Will there be a Construction Trailer, Model Home and/or Temporary Sales Office? If so, will need Temporary Use Application. (Pick up application at the Division of Building and Code Enforcement at City Hall on the 1st floor.) How many stories are the buildings? We will need specific details for the two-hour Fire Separation Wall from foundation to roof on this townhome construction. If the buildings are not sprinkled, draft stopping shall be installed. To subdivide attic spaces not to exceed 3,000 square feet. We also will need to see the method of draft stopping on the Construction Plans. What will the approximate square feet, from the smallest to the largest? A pre-submittal meeting will be required. No Building Permit will be issued before the pre-submittal meeting. You may get a copy of the Pre-submittal Check List and Commercial Procedures on our web site. Make sure you have all agencies approvals prior to contacting Sarah Lillard for your pre-submittal meeting. After your pre-submittal meeting is it normally 10 days before your company will be issued a permit. *Please contact Jim Blanchard 571-2450 for any additional comments or concerns in regards for this project.
- Farrand: Based on the street layout shown, school bus service will be limited to pick up and drop off on Main Street, as there is not an acceptable path of travel for 66 or 84 passenger school buses through the development. Adequate sidewalks should be provided such that school age children have a safe path of travel to Main Street for bus stop access.
- Gajownik: No street or subdivision names have been received. Please contact Bill Akers to work out a list and fill out the approval forms for submission to the 911 Address Coordinator.

...END...

Docket No. 05020037 DP/ADLS:
Providence at Old Meridian Phase 4 - Townhomes at Providence 2
Filed by Jim Shinaver for Buckingham Companies.

The Applicant seeks to construct 31 townhomes on 1.6 acres. The site is located at 11559 Old Meridian Street and is zoned OM-MU (Old Meridian - Mixed Use).

Tabled.

...End...

Docket No. 05020038 Z and 05020039 DP/ADLS:
Jackson Square Planned Unit Development
Filed by Paul Reis for Justus Home Builders.

Representing the petitioner:

Paul Reis, DREWRY SIMMONS VORNEHM
Rich Kelly, EMHT
Bob Dine, JUSTUS HOMES
Chris Miller, JUSTUS HOMES
Walter Justus, JUSTUS HOMES
Chris White

Public Audit:

John Kerr
Virginia Kerr
Nancy Pauli

The Applicant seeks to rezone 7.3 acres from B6/Business to PUD/Planned Unit Development for the purpose of creating a two-story, 30, 000 square feet, commercial building and 38 owner occupied townhome units in seven (7) residential buildings. The site is located at the southeast corner of 136th Street and ProMed Lane.

Hoyes: No comments.
Griffin: Mailed you a letter, no further comments.
Hunter: This is Dean Groves' area. He will need Service Request, Auto-cad file, load requirements and final prints.
Duncan: Comments are forthcoming.
Hoyt: Sent R. Kelly a letter. Sprinkled?
Kelly: Portions but would like to continue this conversation when we are further along. We will be able to accommodate your need for emergency access road off the south hammerhead.
Brewer: The utility easement from the east side of Pro Med Lane will be planting anything there to buffer the Apartments? Need to show Tree Protection Details, fencing, and location on the plans.
Dobosiewicz: The Bourbon Street turnaround left of Unit 6 along the right-of- way more screening could be done west of the emergency access area. The Department made requests for fine-tuning the PUD Ordinance.
Dobosiewicz: For the record I am acknowledging the presence of a public audit on this item.
Dine: Mr. Justus has had a homeowner's meeting.
Dobosiewicz: If you intend to have restricted access the Department will look for a turnaround to be added for public safety.
Dine: We would like to see some concept on that idea.
Dobosiewicz: On another note how will the Post Office get to the Mailbox Banks if they are inside the gate?
Dine: I do not know.
Akers: Will submit street name for townhomes for approval. The office building will be addressed off of ProMed Lane with suite numbers assigned to each tenant space.
Blanchard: Are there any structures that will be removed? If so, no earth moving to take place until a Demolition Permit is on file. Are there any abandoned wells, septic tanks, or fuel tanks? Is so, no earth moving to take place until a Demolition Permit is on file and/or Morris Hensley has been contacted. (571-2673) Demolition permit applications may be picked up @ the office of Building & Code Enforcement at City Hall, on the 1st Floor. Will there be a Construction Trailer, Model Home and/or Temporary Sales Office? If so, will need Temporary Use Application. (Pick up application at the Division of Building and Code Enforcement at City Hall on the 1st floor.) How many stories are the buildings?

We will need specific details for the two-hour Fire Separation Wall from foundation to roof on this town home construction. If the buildings are not sprinkled, draft stopping shall be installed. To subdivide attic spaces not to exceed 3,000 square feet. We also will need to see the method of draft stopping on the construction plans. What will be the approximate square feet, from the smallest to the largest? A pre-submittal meeting will be required. No Building Permit will be issued before the pre-submittal meeting. You may get a copy of the Pre-submittal Checklist and Commercial Procedures on our web site. Make sure you have all agencies approvals prior to contacting Sarah Lillard for your pre-submittal meeting. After your pre-submittal meeting is it normally 10 days before your company will be issued a permit. *Please contact Jim Blanchard 571-2450 for any additional comments or concerns in regards for this project.

Farrand: Based on the street layout shown, school bus service will be limited to pick up and drop off most likely on Smokey Row Road at the north terminus of Bourbon Street, as there is not an acceptable path of travel for 66 or 84 passenger school buses through the development. Adequate sidewalks should be provided such that school age children have a safe path of travel to Smokey Row Road for bus stop access.

Gajownik: No street or subdivision names have been received. Please contact Bill Akers to work out a list and fill out the approval forms for submission to the 911 Address Coordinator.

...END...

Office - Hahn Surveying

Filed by Mark Monroe of Wooden & McLaughlin for W&D Land Co, LLC.

Representing the petitioner:

Mark Monroe, WOODEN & MCLAUGHLIN
Chad Hahn, HAHN SURVEYING

The Applicant seeks a Use Variance and Development Standards Variance approvals to allow the conversion of a single-family residence into an office. The site is located at 9639 Haverstick Road and is zoned S-2/Residence.

Monroe: Existing home on the property to be converted into commercial use. No changes in utilities.

Hoyes: Sent M. Monroe a letter. This is County jurisdiction until later this year. There are drainage problems recommending onsite detention.

Griffin: Letter was sent, no further comments.

Hunter: This is IPL's jurisdiction.

Duncan: No plans, we would like to see a set. Need drainage calcs on the impervious area.

Dobosiewicz: You will be paving the drive?

Monroe: Adding parking in the rear with minimal parking in front with the ADA parking.

Duncan: Are you changing the entrance at all?

Monroe: No.

Dobosiewicz: If the Board grants approval for the use the Department would condition it with the site plan. Do you need a request from the Highway for access?

Monroe: No.

Hoyt: Requesting a Knox-box.

Dobosiewicz: The Department would like to see language added to the Ordinance at some point that would make a Knox-box mandatory.

Hoyt: We do have Applicants that refuse to install.

Brewer: Sent M. Monroe an email. The back boarder area I would like to see Level "B" added. We also need a Graphic Detail on the sign package.

Dobosiewicz: What is the nature of the office use?

Monroe: General and professional.

Akers: No comments.

Feltner: This is located in our service area, but is currently on septic for Sewer Service. The closest Sanitary Sewer Lines are located on 96th Street.

...END...

Docket No. 05030004 SP: Saddlebrook at Shelborne Section 1
Filed by Michael Stikeleather for Leeds LLC.

Representing the petitioner:
Joe Sharp, PAUL I CRIPE
Sarah Taylor, PAUL I CRIPE
Michael Stikeleather, LEEDS LLC

The Applicant seeks to plat 37 lots on 40 acres. The site is located at 11901 Shelborne Road and is zoned S1 (Residential).

Sharp: We have received comment letters. This is a single-family subdivision on Shelborne Road. We did the Construction Plans as one set. Sanitary to be extended from LongBranch.

Hoyes: Sent a letter to J. Sharp. We will not approve both sections together.

Dobosiewicz: Clearly identify the Construction Plans as Section One only.

Hoyes: Everything outside the lots is common area? Water and Sewer crossing under the J.W. Brendle did not meet our depth. If you cannot meet the depth you will need a Variance through the Board of Works. Keep me apprised. Show more detailing on the plans.

Griffin: I fax a letter to M. Stikeleather, no further comments.

Hunter: Need a Request for Service and Auto-cad. What is the timeframe?

Stickleather: This summer.

Duncan: We will get you comments.

Dobosiewicz: Has the right-of-way for the Passing Blister been acquired?

Stickleather: We are getting that.

Hoyt: I sent S. Wakelam a letter. No amenity. We would like to see Hydrant Markers shown perpendicular to hydrants in the center of the road.

Brewer: Buffer Yard Tree Protection Fencing needs to be shown on the plan. Species comments; replace Saw-tooth Oak with Burr Oak, Red Oak or another native Oak. We also discussed the addition of street trees along Home Stretch Drive?

Hoyes: You can plant them behind the sidewalks but not between the sidewalk and curb.

Dobosiewicz: I would like a written agreement submitted to the Department on the connection to the Park from the Parks Department. Where these two paths connect, I would like to see another path connection here (*pointing to the plans*) for those going to Shelborne. Resolve your access issues. I believe it would be to your advantage to oversize your detention even by six inches (6").

Akers: Development has been addressed.

Feltner: Sanitary Sewer Construction Plans have been submitted for review to the District's Engineers. Agreement has been signed by project developer for construction of off-site Interceptor Sewers, which will be required to serve this area. After final Engineer's review, if necessary revised plans will need to be submitted. Updates to IDEM submittal information may be required.

...END...

Docket No. 05020043 DP/ADLS: Barker Law Office

Filed by David J. Barker

Representing the petitioner:

David Barker, BARKER LAW

Tom Lazzara

The Applicant seeks to convert a residential lot and structure into a Law Office. The 0.25 acre site is located at 650 North Range Line Road and is zoned B5-Business.

- Barker: We have not sent plans to everyone due to changes. We are converting a 723 square feet residence to Barker Law Offices. Interior layout is the Family Room will be the Conference Room, two Bedrooms as Offices, and Kitchen into Copy Room. It does have a full basement that will be used for storage. Because of size we do not need ADA access. On the exterior site plan the siding has been painted, gravel parking lot to be paved. Current curbing and pre-cast parking barriers in keeping with the Ordinance. Sign package shows two ground, canned lights illuminating the sign. Adjacent property owner to the north will pave drive as well so no curbing will be required.
- Hoyes: No comments.
- Griffin: We are waiting on the Development Plan Application to be submitted.
- Dobosiewicz: We would want to see the paving on the plans. The Ordinance requires a side yard setback and parking area curbing. Although the Department would not have great difficulty in supporting your request not to curb, we would have to see what the shared parking would do to the site to the north with regard to drainage.
- Hunter: Will you be upgrading your service?
- Barker: We do not believe so.
- Duncan: I will need to see the site. We will need drainage calcs.
- Hoyt: We would like to see a Knox-box added.
- Brewer: Need a Plant Schedule shown on the plans. I need to make a site inspection. You will need to meet the new requirements for a business.
- Dobosiewicz: Recognize there are planting requirements you will need to meet. Site to the north is approved as a Home Occupation. If you are going to pave that lot they will not need curbing but you will. The area in curbing question is between the sidewalk and the building, and where the driveway ends along the north property line. We will work with you on the curbing.
- Akers: Will use existing address, no further comments.

...END...

Docket No. 05030006 SP: Village of Westclay, Section 6001
Filed by Brandon Burke of Schneider Engineering for Brenwick TND
Communities, LLC.

Representing the petitioner:

Kevin Krulik, BRENNICK DEVELOPMENT
Jamie Ford, SCHNEIDER CORPORATION
Brandon Burke, SCHNEIDER CORPORATION

The Applicant seeks to plat 9 blocks on 24.188 acres. The site is located at the NW corner of 126th Street and Towne Road and is zoned PUD (Planned Unit Development).

- Brandon: We are presenting Section 6001 today, which consists of nine (9) blocks. Located in the western edge of the VOWC project comprising of townhomes, senior housing, commercial, and an amenities area. We sent Construction Plans out with the name of Pickney Drive, we are changing that to Pedigrew. Brenwick and the City of Carmel are in the design phase of Towne Road. We will be adding paths and sidewalks after those improvements.
- Hoyes: I am still reviewing this project. Break the side discharge into separate plans. A major issue is southern portion they want to take into Laurel Lakes we do not want that. Would like to explore the options of acquiring the right-of-way from Mrs. Fortune.
- Griffin: I sent a letter. Put some breaks in "Block P" to allow for the continuation of Alcott, Congress, and Grafton going west.
- Hunter: Need new revised Auto-cad. The ten feet (10') Utility Easements are below our minimum we typically ask for fifteen feet (15'). I will need a Service Request too.
- Krulik: We would like all the utilities installed in the allies, which has a twenty-four feet (24') easement. The ten feet (10') easement in the front is for Water.
- Duncan: We will get you comments. Detain the right-of-way along Towne Road.
- Hoyt: I sent B. Burke a letter. Will the road be built all at the same time?
- Burke: Yes.
- Brewer: I will get you an email. Has Parks Pfeiffer received a set of plans?
- Burke: Yes.
- Brewer: Every tree on these plans is a Maple and that needs changing.
- Dobosiewicz: Continue and bring to conclusion the road improvement discussions specifically Towne Road. Resolve the issues regarding commitment to Towne Road. The Department would like to see today dedication by Deed of Dedication of right-of- way for Towne Road and perimeter of this site. Grafton we want to see a break there.
- Akers: No comment at this time until a later date.
- Feltner: Sanitary Sewer Construction Plans have been submitted for review to the District's Engineers. The District has received plans along with the completed District Project Application. An IDEM Construction Permit will be needed. All IDEM submittal information should be provided following the District's Plan Review along with plans if revisions have been requested.

...END...

Docket No. 05020036 DP/ADLS: Indiana Members' Credit Union

Filed by E. Davis Coots for Indiana Members Credit Union.

Representing the petitioner:

Dave Coots, COOT HENKE & WHEELER

Michael Miller, INDIANA MEMBER'S CREDIT UNION

Ken Wilder, BEAHAN ASSOCIATES

The Applicant seeks Development Plan and ADLS approval to construct a financial institution. The site is located at 4790 E. 96th Street and is zoned B3 (Business).

Hoyes: This is in a Flood Plain area.
Griffin: Faxed you a letter, no additional.
Coots: The right-of-way was dedicated with the original platting of Carmax. Carmax agreed to pay \$26,000 into an account for funds to build the ten feet (10') path, road improvements and landscaping along Gray Road. I had a question on the pedestrian link to the building?
Dobosiewicz: We want to see striping.
Coots: The street along the west is not public. We will supply a Photometric Plan to you. The Dumpster Plan will also be submitted.
Dobosiewicz: Mimic the side of the building giving the dumpster connection with the building.
Griffin: We need building mount wall sign elevations.
Duncan: Recommend southern most curb cut be aligned with the one on the west.
Hoyt: I faxed you a letter. We would ask for a Knox-box. You show no basement, no sprinkling.
Brewer: I emailed you comments.
Coots: City escrowed an amount from Carmax for landscaping along Gray Road.
Brewer: I am not aware of any escrowed amount for landscaping.
Dobosiewicz: 96th Street landscaping shows limited buffering what about that?
Brewer: This does not meet the perimeter buffering. You are required to plant 19 shade trees plus 19 ornamentals that were not installed at the time of Carmax. Carmax agreed to install when this lot came in. Level "A" Buffer to the north drainage pond. Gray Road and 96th Street perimeter is Level "D".
Dobosiewicz: Research the type of lighting fixture used adjacent to the Carmax site to use the same manufacturer for the pole lights. Need building Sign Detail. Channel letters are suggested. We need the ATM Elevation Details and Signage shown. Maximum signage three (3) square feet. Finally, make sure you get the landscaping completely resolved before your meeting with the Plan Commission.
Akers: Is this location where it was once proposed that Steak -n- Shake was going to be built at the corner of 96th Street and Gray Road?

...END OF TRANSMISSION.